



Board of Assessors

August 25 2009 – 9:00 a.m. - **Minutes**

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Present: Chairman Marty Treadup, Assessor Peter Berthiaume, Clerk; Assessor Robert Pacheco; Peter S. Barney, Administrative Assistant to the Board, Carol I. Roy, Administrative Assistant

Meeting Called to Order at 9:15 AM.

Minutes of the August 4, 2009, meeting moved for acceptance by Mr. Berthiaume, Seconded by Mr. Pacheco. All voted in favor.

Board voted two excise abatements:

Bill 06-15167	\$ 20.00	car junked
Bill 05-67717	\$ 14.59	vehicle sold

Mr. Barney updated the board on the following:

1. There are now 37 cases in the ATB at the moment. Most are residential. We have assembled the information on tax payments for the three late paid cases for hearings in September. The ATB has sent down its court date list with cases scheduled in November and next year and three hold over cases scheduled for October.
2. We still don't have an answer why the new Patriot upgrade has changed a few of the analysis files but they are looking into the situation, and the income report generator has also been affected.
3. ATB --case for 128-24. The taxpayer accepted an offer of \$ 460,000 for the new value for Fiscal 2009. Board voted to abate and settle this ATB case.
4. On the Revaluation- Carlos is progressing through the Land Residuals by neighborhood. In the end, after further review of 2008 single family sales, we only had 242 which was less than the require 2% of the total and so we have opted to use all of 2007 and 2008 for our data base as is allowed and REQUIRED by the Department of Revenue whenever there are too few sales within a calendar year for good statistical analysis. We have now over 500 single family home sales for use for this revaluation with a median of approximately .986 which is very good. (It has to be between 90-110%) This may drop a little as the land residuals will further eliminate a few sales from consideration. Our coefficient of dispersion between the sales ratios has to be less than 10 for single family sales and is now 7.261.
5. Office will be closed Friday afternoons as will City Hall and staff hours and pay reduced accordingly by ½ day per week (3.5 hours or 4 hours as applicable)

Mr. Treadup read the following sales and assessed values:

Address	Sale	Assessed value
85 Upton St.	\$ 234,900	268,800
1175 Victoria St.	239,000	237,300
122 Allen St.	280,000	262,600

20 Gosnold St.	175,000	192,600
388 Hawthorn St.	295,000	298,200
111 Maple St.	192,000	201,000
90 Walden St.	170,000	193,300

Next Regular Meeting: September 10, 2009 at 9:00 AM.

Meeting in Adjourned at 9:45 AM

Submitted by:

Peter Berthiaume, Clerk